



Delegated Report

Planning Application

Planning Application No: 20220979

Location: 124 Singlewell Road, Gravesend, Kent DA11 7PT

Description: Erection of single storey rear extension

Applicant: Mrs Johnson

Site Visit Date: Various

Submitted Documents/Plans

Application form

Drawing no. 22052CJ-PP-05 (site location plan)

Drawing no. 22052CJ-PP-06 (block plan)

Drawing no. 22052CJ-PP-C4-PE-A1 (proposed elevations)

Drawing no. 22052CJ-PP-03-PP-A1 (proposed roof plan)

Drawing no. 22052CJ-PP-C2-EE-A1 (existing elevations)

Drawing no. 22052CJ-PP-01-EP-A1 (existing roof plans)

Relevant Planning History

20220412	Erection of single storey rear extension	Permitted	07.06.2022
20120105	Demolition of existing breeze block section of wall along Ferndale Road boundary and erection of a replacement dwarf brick wall topped with wooden fence.	Permitted	15.03.2012

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Design & Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core

Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Neighbouring properties

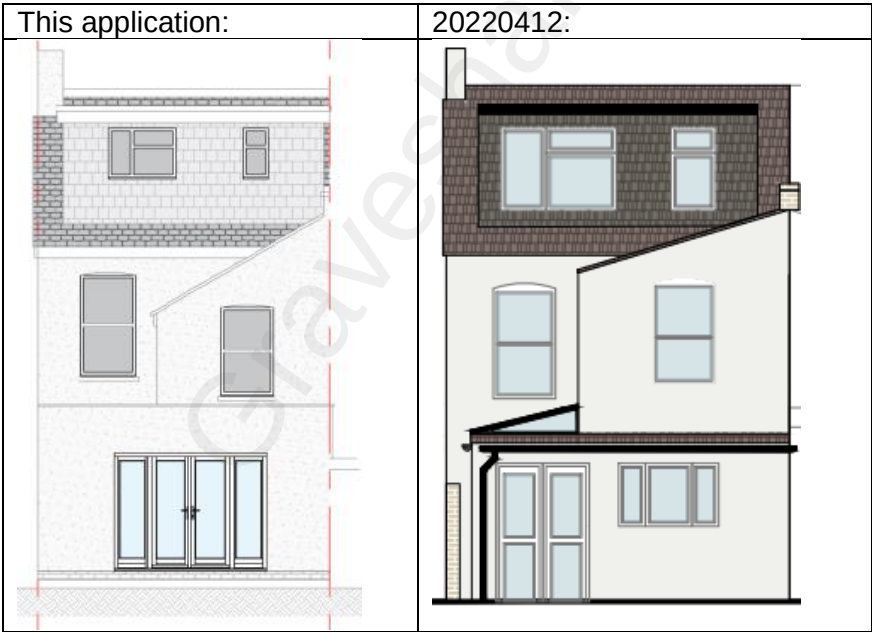
The application has been advertised by individual letters to seven neighbouring properties. No letter of representation have been received.

Officer’s Analysis

Proposal

This application seeks planning permission for the erection of a single storey rear extension. The rear extension will extend approx. 6.6m from the original rear elevation and will end in line with the current outrigger, essentially ‘squaring off’ the ground floor. It will be approx. 3.2m high with a flat roof and will provide for a larger kitchen/diner.

The main difference between this application and the previous (20220412) is that the extension will now have a flat roof and will be wider:



Design, Character and Appearance

The application site is a two storey end of terrace property within the urban area. To the rear is a two storey projection that is a feature of Victorian properties in the vicinity. The proposed extension is to be single storey and located to the side of the two storey rear projection. It will be built off of the back wall in line with it and therefore the existing boundary brick wall will be lost. Whilst this is regrettable there is a rendered wall directly opposite the site so this is not an alien feature in the area. The extension will be slightly taller than that which was approved however, its flat roof, rather than a mix of roof types, creates a more cohesive appearance and no objections are raised to this.

The proposed extension therefore accords with policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The proposal will result in some loss of garden space, however, this is space to the side of the dwelling and is not the most useable part. The proposal does not increase the number of bedrooms and no objection is raised on the grounds of amenity of future occupiers.

Neighbouring Amenity

The proposed extension will have high level roof windows and windows to the rear only. As this is a single storey development there will be no loss of privacy for any neighbouring property. Due to the path of the sun and location of the extension to the side facing the road there will be no detrimental impact in terms of loss of outlook, sunlight or daylight.

The proposed development therefore accords with policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021 with regards to amenity.

Parking and Highways

The proposed development will not result in any additional bedrooms or the loss of off road parking and therefore no concerns are raised with regards to parking or highway safety.

Conclusion

The proposed development will have no detrimental impact on the character and appearance of the area, amenities, parking or highway safety and therefore accord with the abovementioned policies.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 19 October 2022.	Dated: 21 October 2022